

PLANNING & ZONING
COMMISSION
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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

WILTON PLANNING AND ZONING COMMISSION MINUTES*
APRIL 8, 2024 REGULAR MEETING
(CONDUCTED ELECTRONICALLY VIA ZOOM)

PRESENT: Vice-Chair Melissa-Jean Rotini, Secretary Eric Fanwick, Commissioners Jill Warren, Mark Ahasic, Anthony Cenatiempo, and Christopher Pagliaro; excused absences were Chair Rick Tomasetti, Kenneth Hoffman, and Christopher Wilson

Also present was Town Planner Michael Wrinn

REGULAR MEETING

- A. CALL TO ORDER** – Meeting was called to order at 7:05 PM by the Vice-Chair Rotini
- B. SEATING OF MEMBERS** – Members present were seated by Vice-Chair Rotini
- C. PUBLIC HEARINGS**
 - 1. SP#517** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 64 Danbury Road
 - 2. CHZ#24-407** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 50, 60, and 64 Danbury Road
 - 3. REG#24-408** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 64 Danbury Road

Vice-Chair Rotini noted that the above have been continued to the April 30th meeting, by Zoom at 7:00 PM.

4. **SP#515** - 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC), 131 Danbury Road
5. **CHZ#23-406** - 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC), 131 Danbury Road

Items #4 and #5 were heard simultaneously. Mr. Craig Flaherty (Redniss & Mead) stated that there would be three items that they would like to cover during the meeting:

1. **The northerly buffer with 141 Danbury Road.** The request for a waiver, which was discussed at the last meeting, was rescinded and a ten-foot buffer would be provided along the north property line. Jason Williams (SLR) detailed plan changes from the last meeting, including parking along the northern property line being moved to face the building to provide sufficient space for emergency vehicles; the necessary six-foot buffer necessary between the building and parked vehicles would result in a five-foot infringement into the northern property. This was resolved between the respective representatives via a license agreement. Three speed humps were added along internal drives. The generator was moved from the northeast corner of the property to an internal space along south-central edge of the building.
2. **The Inland Wetlands report.** Unanimous approval was received from the Inland Wetlands Commission on the application before them. Megan Raymond (SLR) detailed work to be done within the flood plain, and to provide assurance to the Commission that there is minimal potential for pollutants into the Norwalk River. Potential impact to parking and parked vehicles was also discussed.
3. **The traffic comment from Lieutenant Hartman.** It was recommended that driveways from both 131 and 141 Danbury Road be combined. Upon communication with the owner of 141 Danbury Road, this would not be an option. Neil Olinski (SLR) discussed dialogue with OSTA relating to driveways along state roadways, and the placement of curb cuts.

Commission comments. A concern was stated, and supported by other commissioners, that continued dialogue with WPD is critical to ensure that there would be no safety issues relating to curb-cuts. There are also concerns about difficult traffic conditions, despite two traffic reports having been done.

Mr. Flaherty stated that he would grant an extension to the April 30th meeting and the public hearing will remain open.

D. DISCUSSION AND POSSIBLE ACTIONS

1. **SP#517** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 64 Danbury Road
CONTINUED TO APRIL 30TH MEETING
2. **CHZ#24-407** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 50, 60, and 64 Danbury Road
CONTINUED TO APRIL 30TH MEETING
3. **REG#24-408** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 64 Danbury Road
CONTINUED TO APRIL 30TH MEETING

4. **SP#515** - 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC), 131 Danbury Road
CONTINUED TO APRIL 30TH MEETING
5. **CHZ#23-406** - 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC), 131 Danbury Road
CONTINUED TO APRIL 30TH MEETING

E. PRE-APPLICATIONS

1. **118 Old Ridgefield Road** – 24 Residential Units/Mixed-Use using Overlay Zone

Applicant notified Mr. Wrinn that they would like to postpone their presentation and move it to a future meeting.

F. COMMUNICATIONS

1. **SDP#1-24** - Wilton – 64 Danbury Road Owner LLC, owner-applicant, and Fuller Development, LLC, contract purchaser-applicant, 64 Danbury Road, alternative signage program. Review and possible action.
CONTINUED TO APRIL 30TH MEETING

2. Plan Implementation Committee - Update

Mr. Wrinn discussed the progress being made putting the committee together and how the process will proceed.

G. APPROVAL OF MINUTES – March 25, 2024 Regular Meeting

A motion was made to approve the minutes, which was seconded, and the minutes were approved 5-0-1, with Mr. Fanwick abstaining.

H. ADJOURNMENT

A motion was made to adjourn, which was seconded, and the motion passed unanimously, 6-0-0. Meeting was adjourned at 7:55.

FUTURE MEETING – Tuesday, April 30, 2024 – Planning & Zoning Commission Regular (Electronic) Meeting – 7:00 PM

Respectfully submitted,

Rich Callahan, Recording Secretary

*MINUTES HAVE NOT BEEN REVIEWED BY THIS BOARD/COMMITTEE AND MAY BE SUBJECT TO REVISION IN FUTURE MINUTES. FULL AUDIO RECORDING OF MEETING IS AVAILABLE AT: [Village District Design Advisory Committee / Architectural Review Board Minutes & Agendas | wiltonct](#)

How the Public Hearing Process Works

Pursuant to Connecticut General Statutes, applications that require a public hearing are administered in three distinct phases. It is important to recognize that public comment, either written or oral communication, cannot be received by the Commission once a public hearing is closed.

1. *Application Receipt Phase:* An application to the Commission is considered “received” at the first regularly-scheduled meeting of the Commission following submittal of the application to the town offices or thirty-five days; whichever date occurs first. The public hearing must open within sixty-five (65) days following the application receipt date.
2. *Public Hearing Phase:* Once opened, a public hearing must be heard and close within thirty-five (35) days. This stage is when the applicant presents the application to the Commission and interested parties are allowed to comment on the application. Again, public comment cannot be received once the hearing is closed.
3. *Deliberations Phase:* Once a public hearing closes, the Commission is provided sixty-five (65) days to deliberate the merits of an application and render a decision. Though public comment is not taken at this point, these meetings are open to the public.

Time Extensions: Note, the Connecticut General Statutes provides up to sixty-five (65) days of additional extension time which can be applied to any of the three referenced phases. This is to encourage a complete and thorough review of applications before the Commission and to allow for full public participation.